

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Richard Butler, Chairman
Adam Basch
Frederic Fuller
David Sanders
David Crevier
Jeffrey Smith, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, OCTOBER 17, 2012

In attendance: Richard Butler, Chairman
Adam Basch
David Crevier
Frederic Fuller
David Sanders

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector

Chairman Butler called the meeting to order at 7:03 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Approval of Minutes

Chairman Butler called for a motion to approve the minutes of the September 19, 2012, meeting as submitted.

MOTION (FULLER, SANDERS): To approve the minutes of the September 19, 2012 meeting as submitted. Approved (5-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion stated that the owners of Michael's Pasta in the Pan are intending to open an additional restaurant in the former Thirty Something restaurant building located at 2000 Boston Road. Mr. Trevallion advised the owners that they need to apply to the Board of Appeals for special permit approval. He added that the Balise Wilbraham Ford dealership has temporarily relocated to the former Medeiros-Williams Chevrolet dealership located at 2045 Boston Road, and a building permit has been issued for the construction of the new Balise dealership located at 1979 Boston Road. Mr. Trevallion also provided an update on the Wilbraham Fire Station renovation project and advised that they expect to have occupancy by December or January. Mr. Trevallion also presented an enforcement letter that he sent to Mr. & Mrs. McDowell of 2 Brookside Circle telling them to remove the tractor and trailer and other construction equipment from their property. Finally, Mr. Trevallion reported that the former O'Driscoll's restaurant located at 2823-2825 Boston Road is now under new ownership and will be reopening as the Tap Room Grill.

3. **Miscellaneous Information**

The Planning Board briefly reviewed the following:

- A. Memo from Zeo Lance Trevallion to Michael & Jo Ann McDowell, 2 Brookside Circle
- B. Memo from BOH Agent Lorri McCool to Don Flannery Re: Bennett Turkey Farm
- C. Subdivision Status Report – October 2012
- D. ZBA Decision – Balise Automotive Realty, LP, 1979 & 1985 Boston Road
- E. ZBA Decision – The Garvey Group, 70 Post Office Park
- F. ZBA Decision – Dina LaMotte, 6 Kensington Drive

4. **Appointment – Kimberly Masiuk, P.E. – Associated Builders**

Revised Landscaping Plan – Balise Ford of Wilbraham, 1979 Boston Road

Board Member Adam Basch recused himself from discussions due to a professional conflict.

Kimberly Masiuk, P.E., of Associated Builders appeared before the Board with a revised landscaping plan for the Balise Ford of Wilbraham renovation project located at 1979 Boston Road. Ms. Masiuk stated that they want to change the original plantings of white pines to the rear of the property which abuts a residence to dark American arborvitae in order to provide a fuller vegetative buffer. Ms. Masiuk stated that a meeting was held with the neighbor Zigmund Pabich, Jeb Balise and the landscape architect and they are all in agreement with the new plantings. She also provided an update on the project and anticipated timelines. The Planning Board determined that the proposed changes represented a minor site plan modification to the approved special permit and that the proposed changes could be approved administratively without the need of a public hearing for a special permit amendment.

MOTION (FULLER, SANDERS): To approve the revised landscape plan for the Balise Ford of Wilbraham project located at 1979 Boston Road as presented. Approved (4-0).

5. **Appointment – Anthony Carnevale & Al Joyce (Bedrock Financial)**

Site Grading Plans – Washington Heights Subdivision

Board Member Adam Basch recused himself from discussions due to a professional conflict.

Anthony Carnevale, owner and developer of the Washington Heights Subdivision, appeared before the Board with builder Al Joyce of Bedrock Financial with site grading plans for lots 3-6 and 22 as required under the conditions of the Washington Heights Subdivision special permit.

- A. Lot 3 (6 Carla Lane)
- B. Lot 4 (8 Carla Lane)
- C. Lot 5 (10 Carla Lane)
- D. Lot 6 (12 Carla Lane)

The Board reviewed the site grading and clearing plans presented by builder Al Joyce showing the proposed homes that he would like to construct on the four lots he has purchased in the Washington Heights Subdivision: Lot 3 (6 Carla Lane), Lot 4 (8 Carla Lane), Lot 5 (10 Carla Lane) and Lot 6 (12 Carla Lane).

MOTION (CREVIER, SANDERS): To approve the site grading and clearing plan for Lot 3 (6 Carla Lane), Lot 4 (8 Carla Lane), Lot 5 (10 Carla Lane) and Lot 6 (12 Carla Lane) in the Washington Heights Subdivision. Approved (4-0).

E. Lot 22 (7 Carla Lane)

The Board reviewed the site grading and clearing plan presented by developer and builder Anthony Carnevale showing the proposed 1,750 s.f. ranch that he would like to construct on Lot 22 (7 Carla Lane) in the Washington Heights Subdivision.

MOTION (CREVIER, FULLER): To approve the site grading and clearing plan for Lot 22 (7 Carla Lane) in the Washington Heights Subdivision. Approved (4-0).

6. Revised Draft OSRP Action Plan

Chairman Butler explained to the members of the public in attendance that the Planning Board would be reviewing the revised draft of the Open Space & Recreation Plan (OSRP) Action Plan prepared by the OSRP Committee including extensive comments and suggested revisions submitted by member David Sanders. Chairman Butler then recognized resident Tara Kozub who had requested an opportunity to ask questions and share some concerns with the proposed document. Ms. Kozub's presentation was cut short and quickly overtaken by a lively and spirited discussion between members of the Planning Board and those present in the audience speaking both in favor of and in opposition to the proposed document. Charles Phillips, Ray Burk and Walt Damon from the OSRP Committee expressed disappointment that residents opposed to the plan had not voiced their concerns directly with the Committee and extended an invitation to have them meet with the OSRP Committee to discuss their concerns. Chairman Butler apologized that the intended discussion had unexpectedly turned into an unproductive and contentious shouting match and restored order by tabling further discussion on the plan at this meeting. It was later decided that the Planning Board would refer the document with Mr. Sanders comments back to the OSRP Committee for further review and to provide the OSRP committee the opportunity to meet with concerned residents to discuss the proposed plan. The Planning Board also agreed to postpone further discussion on endorsing the document pending resubmission of the draft OSRP action plan with revisions if deemed appropriate.

7. Community Preservation Committee Appointment

The Planning Board discussed the need to appoint a representative to serve on the Community Preservation Committee on behalf of the Planning Board and agreed to select Jeffrey Smith to a one-year term.

MOTION (CREVIER, FULLER): To select Planning Board Member Jeffrey Smith for appointment to serve a one-year term as the Planning Board's representative on the Community Preservation Committee. Approved (5-0).

8. Upcoming Public Hearings – Zoning Board of Appeals, October 25, 2012

The Planning Board briefly reviewed the following:

- A. Amendment – U.S. Tae Kwon Do Center, 28 Stony Hill Road (Cont.)**
- B. Variance – George & Lillian Dearden, 6V Melikian Drive (Cont.)**
- C. Variance – William & Nancy Bickley, 7 Hilltop Drive**

Having no further business, the meeting was adjourned at 10:12 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **November 14, 2012 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant
Date: _____

David Sanders, Clerk
Date: _____